

TOWN OF LOS GATOS COMMUNITY DEVELOPMENT DEPARTMENT FEES
EFFECTIVE JULY 1, 2022

CUMULATIVE EXAMPLE								
		Application Fee	4% Permit Tracking Fee	10% General Plan Update	10% Advance Planning Special Project	Engineering Dev Review Services Fee	Accela Fee Schedule	Total Fee
			PLTRACK	PLGENPLN	PLANAP	ENGDEV	(PL Finance Code)	
1	ZONING APPROVALS							
A	Architecture and Site Applications*							
1	Development Review Committee (DRC) Approval							
	a. New Single family detached (HR & RC zone)	\$9,508.00	\$380.32	N/A	\$950.80	\$4,396.00	PARB 2023 (PLPERMIT)	\$15,235.12
	b. New non custom single family detached (HR & RC zones) per unit/model, as part of a Planned Development**	\$6,603.00	\$264.12	N/A	\$660.30	\$4,393.00	PARB 2023 (PLPERMIT)	\$11,920.42
	c. New single family or two family units	\$6,552.00	\$262.08	N/A	\$655.20	\$4,394.00	PARA 2023 (PLPERMIT)	\$11,863.28
	d. New single family or two family (any other zone) per unit/model new nonresidential or multiple family per building as part of a Planned Development**	\$4,682.00	\$187.28	N/A	\$468.20	\$4,398.00	PARA 2023 (PLPERMIT)	\$9,735.48
	e. Minor projects (a development proposal that does not significantly change the size, mass, appearance or neighborhood impact of a structure, property or parking lot)	\$2,375.00	\$95.00	N/A	\$237.50	\$3,374.00	PARB 2023 (PLPERMIT)	\$6,081.50
2	Planning Commission Approval							
	a. Supplemental fee for DRC applications as determined in Section 1.A.(1) or minor residential development applications or applications that are part of a Planned Development that require Planning Commission approval	\$3,355.00	\$134.20	N/A	\$335.50	\$1,225.00	PACB 2023 (PLPERMIT)	\$5,049.70
	b. New two family unit	\$9,994.00	\$399.76	N/A	\$999.40	\$4,396.00	PARD 2023 (PLPERMIT)	\$15,789.16
	c. New nonresidential (includes conceptual Planned Development elevations)	\$11,471.00	\$458.84	N/A	\$1,147.10	\$4,396.00	PACB 2023 (PLPERMIT)	\$17,472.94
	d. New multiple family (includes conceptual Planned Development elevations)	\$10,428.00	\$417.12	N/A	\$1,042.80	\$4,394.00	PARE 2023 (PLPERMIT)	\$16,281.92
	e. All other (i.e.: exceed FAR, major grading, etc.)	\$5,815.00	\$232.60	N/A	\$581.50	\$4,396.00	PAOG 2023 (PLPERMIT)	\$11,025.10
B	Conditional Use Permits							
1	Conditional Use Permit	\$6,726.00	\$269.04	N/A	\$672.60	\$1,431.00	PCCA 2023 (PLPERMIT)	\$9,098.64
2	Conditional Use Permit (when consolidated with another application for new development)	\$1,118.00	\$44.72	N/A	\$111.80	\$820.00	PCCB 2023 (PLPERMIT)	\$2,094.52

		Application Fee	4% Permit Tracking Fee PLTRACK	10% General Plan Update PLGENPLN	10% Advance Planning Special Project PLANAP	Engineering Dev Review Services Fee ENGDEV	Accela Fee Schedule (PL Finance Code)	Total Fee
3	Conditional Use Permit for Restaurants							
	Minor Restaurant (DRC Approval)	\$4,093.00	\$163.72	N/A	\$409.30	\$1,128.00	PCCC 2023 (PLPERMIT)	\$5,794.02
	Major Restaurant (PC Approval)							
	Tier 1	\$6,726.00	\$269.04	N/A	\$672.60	\$1,838.00	PCCB 2023 (PLPERMIT)	\$9,505.64
	Tier 2 includes alcohol and/or entertainment (must pay #4 below with this application)	\$7,949.00	\$317.96	N/A	\$794.90	\$1,837.00	PCCB 2023 (PLPERMIT)	\$10,898.86
4	Applications that require TC Approval (this fee supplements the above established fees)	\$3,190.00	\$127.60	N/A	\$319.00	\$1,226.00	PCCB 2023 (PLPERMIT)	\$4,862.60
	a. Transcription Fee of PC Minutes	Actual Cost (\$500 Deposit)	N/A	N/A	N/A	N/A	PCCB 2023 (PLTRANS)	Varies
C	Variance	\$4,947.00	\$197.88	N/A	\$494.70	\$1,431.00	PVV 2023 (PLPERMIT)	\$7,070.58
D	Rezoning (other than Planned Development)							
1	Without General Plan or Specific Plan Amendment	Actual Cost (\$5,000 Deposit)	\$200 (min)	\$500 (min)	\$500 (min)	N/A	PMZR 2023 (PLPERMIT)	\$6,200.00
2	With General Plan or Specific Plan Amendment	Actual Cost (\$7,000 Deposit)	\$280 (min)	\$700 (min)	\$700 (min)	N/A	PMZR 2023 (PLPERMIT)	\$8,680.00
3	Transcription Fee of PC Minutes	Actual Cost (\$500 Deposit)	N/A	N/A	N/A	N/A	PMZR 2023 (PLTRANS)	Varies
E	Planned Development							
1	Without General Plan or Specific Plan Amendment	Actual Cost (\$5,000 Deposit)	YES	YES	YES	YES	PDPD 2023 (PLPERMIT)	Varies
2	Without General Plan or Specific Plan Amendment (HR or RC Underlying Zone)	Actual Cost (\$5,000 Deposit)	YES	YES	YES	YES	PDPD 2023 (PLPERMIT)	Varies
3	With General Plan or Specific Plan Amendment	Actual Cost (\$7,000 Deposit)	YES	YES	YES	YES	PDPD 2023 (PLPERMIT)	Varies
4	With General Plan or Specific Plan Amendment (HR or RC Underlying Zone)	Actual Cost (\$7,000 Deposit)	YES	YES	YES	YES	PDPD 2023 (PLPERMIT)	Varies
5	Town Council Modification to a Planned Development	Actual Cost (\$5,000 Deposit)	\$200 (min)	\$500 (min)	\$500 (min)	YES	PDMD 2023 (PLPERMIT)	\$6,200.00
6	DRC Modification to a Planned Development	Actual Cost (\$3,000 Deposit)	\$120 (min)	\$300 (min)	\$300 (min)	YES	PDMD 2023 (PLPERMIT)	\$3,720.00
7	Publication costs for the Planned Development Ordinance shall be paid by the applicant.							
8	Transcription Fee of PC Minutes	Actual Cost (\$500 Deposit)	N/A	N/A	N/A	N/A	PMZR 2023 (PLTRANS)	Varies

		Application Fee	4% Permit Tracking Fee	10% General Plan Update	10% Advance Planning Special Project	Engineering Dev Review Services Fee	Accela Fee Schedule	Total Fee
			PLTRACK	PLGENPLN	PLANAP	ENGDEV	(PL Finance Code)	
F	Minor Residential Development (See Section 1.A.(2) a)	\$2,375.00	\$95.00	N/A	\$237.50	N/A	PMR 2023 (PLPERMIT)	\$2,707.50
G	Agricultural Preserve Withdrawal	\$4,035.00	\$161.40	N/A	\$403.50	N/A	PMOA 2023 (PLPERMIT)	\$4,599.90
H	Planning Division Certificates of Use and Occupancy							
1	Change of Use	\$244.00	\$9.76	N/A	\$24.40	N/A	CUC 2023 (PLPERMIT)	\$278.16
2	Change of Occupancy (excluding change of proprietor of a continuing business enterprise)	\$164.00	\$6.56	N/A	\$16.40	N/A	CUC 2023 (PLPERMIT)	\$186.96
3	Use/occupancy clearance if Conditional Use Permit is required or occupancy of a new secondary dwelling unit	No fee	No fee	No fee	No fee	N/A	No fee	No fee
I	Hazardous Materials Storage Facility Application	Actual Cost (\$1,000 Deposit)	N/A	N/A	N/A	N/A	(PLPERMIT)	Varies
J	Home Occupation Permit	\$164.00	\$6.56	N/A	N/A	N/A	COR 2023 (E2)	\$170.56
K	Sign Application							
1	New Permanent Sign	\$328.00	\$13.12	N/A	\$32.80	N/A	CSS 2023 (PLPERMIT)	\$373.92
2	Temporary Nonresidential	\$105.00	\$4.20	N/A	\$10.50	N/A	CST 2023 (PLPERMIT)	\$119.70
3	Change of Face Only	\$164.00	\$6.56	N/A	\$16.40	N/A	CSC 2023 (PLPERMIT)	\$186.96
4	Sign Program	\$2,197.00	\$87.88	N/A	\$219.70	N/A	CSP 2023 (PLPERMIT)	\$2,504.58
L	Accessory Dwelling Unit							
1	New or exisiting unit	\$1,419.00	\$56.76	N/A	\$141.90	N/A	PMS 2023 (PLPERMIT)	\$1,617.66
M	Mobile Home Park Conversion Permit	Actual Cost (\$5,000 Deposit)	Varies	Varies	Varies	N/A	PMOM 2023 (PLPERMIT)	Varies
N	General Plan/Town Code Amendments	Actual Cost (\$5,000 Deposit)	N/A	N/A	N/A	N/A	PMAT 2023 N/A	Varies
O	Administrative Land Use Permit							
1	Minor telecommunications facility (i.e. microcell, 8021 lb or equivalent)	\$1,626.00	\$65.04	N/A	\$162.60	N/A	PLUP 2023 (PLPERMIT)	\$1,853.64
2	Major telecommunications facility which do not require a Conditional Use Permit	\$3,898.00	\$155.92	N/A	\$389.80	N/A	PLUP 2023 (PLPERMIT)	\$4,443.72
P	Two-Unit Housing Development	\$1,340.00	\$53.60	N/A	\$134.00	N/A	PMS 2023 (PLPERMIT)	\$1,527.60
Q	Urban Lot Split	\$1,340.00	\$53.60	N/A	\$134.00	N/A	PMS 2023 (PLPERMIT)	\$1,527.60

		Application Fee	4% Permit Tracking Fee PLTRACK	10% General Plan Update PLGENPLN	10% Advance Planning Special Project PLANAP	Engineering Dev Review Services Fee ENGDEV	Accela Fee Schedule (PL Finance Code)	Total Fee
2	SUBDIVISIONS							
A	Lot Line Adjustment (DRC Approval)	\$2,254.00	\$90.16	N/A	\$225.40	\$3,782.00	PSLL 2023 (PLPERMIT)	\$6,351.56
B	4 Lots or Less (DRC Approval)	\$9,081.00	\$363.24	\$908.10	\$908.10	\$4,194.00	PSPM 2023 (PLPERMIT)	\$15,454.44
C	4 Lots or Less (as part of a Planned Development) (DRC Approval)	\$3,750.00	\$150.00	\$375.00	\$375.00	\$4,398.00	PSPM 2023 (PLPERMIT)	\$9,048.00
D	5 Lots or More	\$10,230.00	\$409.20	\$1,023.00	\$1,023.00	\$5,420.00	PSTM 2023 (PLPERMIT)	\$18,105.20
E	5 Lots or More (as part of a Planned Development) (DRC Approval)	\$4,397.00	\$175.88	\$439.70	\$439.70	\$5,420.00	PSTM 2023 (PLPERMIT)	\$10,872.28
F	Vesting Tentative Map (VTM)	Actual Cost (\$500 Deposit)	N/A	N/A	N/A	N/A	PSVM 2023 (PLPERMIT)	Varies
G	Lot Merger and Reversion to Acreage (DRC Approval)	\$1,117.00	\$44.68	N/A	\$111.70	\$3,781.00	PSLM 2023 (PLPERMIT)	\$5,054.38
H	Condominium	\$7,884.00	\$315.36	\$788.40	\$788.40	N/A	PCON 2023 (PLPERMIT)	\$9,776.16
I	Condominium (as part of a Planned Development)	\$3,750.00	\$150.00	\$375.00	\$375.00	N/A	PCON 2023 (PLPERMIT)	\$4,650.00
J	Certificate of Compliance (DRC Approval)	\$3,257.00	\$130.28	N/A	\$325.70	\$2,350.00	PSCC 2023 (PLPERMIT)	\$6,062.98
K	VTM applications that require Town Council approval and/or DRC applications that require Planning Commission approval. This fee supplements the above established fees.	\$2,991.00	\$119.64	N/A	\$299.10	N/A	(PLPERMIT)	\$3,409.74
3	MISCELLANEOUS APPLICATION FEES							
A	Time Extensions To Approved Applications (excluding fees based on actual cost)	50% of Current Fee	Varies	Varies	Varies	Varies	PEXT 2023 (PLPERMIT)	Varies
B	Modification of Approved Application (excluding fees based on actual cost)	75% of Current Fee	Varies	N/A	Varies	Varies	PMOD 2023 (PLPERMIT)	Varies
C	Restaurant CUP Modification (50% of \$1,500)	\$750.00	N/A	N/A	N/A	N/A	PMOD 2023 (PLPERMIT)	\$750.00
D	Conceptual Development Advisory Committee Review	\$2,966.00	\$118.64	N/A	\$296.60	N/A	PCDAC 2023 (PLPERMIT)	\$3,381.24
1	CDAC Special Noticing	Actual Cost (\$500 Deposit)	N/A	N/A	N/A	N/A	PCDAC 2023 (PLPERMIT)	Varies
E	Push Cart Permit	\$521.00	\$20.84	N/A	\$52.10	N/A	PPC 2023 (PLPERMIT)	\$593.94
F	Auto Dealer Events							
1	Small promotional events	\$87.00	\$3.48	N/A	\$8.70	N/A	(PLPERMIT)	\$99.18
2	Large promotional events	\$425.00	\$17.00	N/A	\$42.50	N/A	(PLPERMIT)	\$484.50
G	Newsrack Permit	\$413.00	\$16.52	N/A	\$41.30	N/A	PNEW 2023 (PLPERMIT)	\$470.82

		Application Fee	4% Permit Tracking Fee	10% General Plan Update	10% Advance Planning Special Project	Engineering Dev Review Services Fee	Accela Fee Schedule	Total Fee
			PLTRACK	PLGENPLN	PLANAP	ENGDEV	(PL Finance Code)	
H	Firearms Dealer Permit (\$766.00 of fee to Police)	Actual Cost (\$2,000 Deposit)	N/A	N/A	N/A	N/A	(PLPERMIT)	Varies
4	ENVIRONMENTAL ASSESSMENT FEES							
A	Categorical Exemption	No Fee	N/A	N/A	N/A	N/A	BBH 2023 (PLPERMIT)	No Fee
B	Initial Study (Deposit)***	\$5,000.00	N/A	N/A	N/A	N/A	PEIR 2023 (PLENVIRN)	Varies
C	Draft Initial Study Review Fee (or actual cost if part of a Planned Development, General Plan and/or Town Code Amendment)	\$2,950.00	N/A	N/A	N/A	\$2,045.00	PND 2023 (PLPERMIT)	\$4,995.00
D	Environmental Impact Report	Consultant's Fee	N/A	N/A	N/A	N/A	PEIR 2023 (PLENVIRN)	Varies
E	Draft EIR Review Fee	Fully allocated hourly rate of all personnel plus any necessary outside costs	N/A	N/A	N/A	N/A	PLPERMIT (PEIR 2023)	Varies
F	Impact Monitoring Program (AB3180)	Actual Cost on an hourly basis plus cost of Consultant (if necessary)	N/A	N/A	N/A	N/A	(PLPERMIT)	Varies
5	OTHER							
A	Pre-application Conference Fee	No Fee	N/A	N/A	N/A	N/A	(PLCONF)	No Fee
B	Fence Height Exceptions	\$292.00	N/A	N/A	N/A	N/A	PFH 2023 (PLPERMIT)	\$292.00
C	Peer/Technical Review	Actual Cost (\$2,000 Deposit)	N/A	N/A	N/A	N/A	Various	Varies
D	Fees for Additional Tech Review and/or DRC Review DRC beyond 3 meetings, Planning Commission hearing beyond 2 meetings, Town Council hearing beyond 1 meeting	Actual Cost (10% of Application Fee)	N/A	N/A	N/A	N/A	(PLDRC)	Varies
E	Request For Service Not Covered By Any Other Fee	Actual Cost	Varies	Varies	Varies	N/A	(PLSERVICE)	Varies
F	Laserfishing Files	\$1.25 per Sheet	N/A	N/A	N/A	N/A	(PLMICRO)	Varies
G	Building Permit Plan Check Fee	20% of Building Fee	N/A	N/A	N/A	N/A	(PLPLNCHK)	Varies
H	Surcharges							
1	Permit Tracking Maintenance and Update Surcharge	4% of Development Application Fee (\$1.00 minimum)	N/A	N/A	N/A	N/A	(PLTRACK)	Varies

		Application Fee	4% Permit Tracking Fee	10% General Plan Update	10% Advance Planning Special Project	Engineering Dev Review Services Fee	Accela Fee Schedule	Total Fee
			PLTRACK	PLGENPLN	PLANAP	ENGDEV	(PL Finance Code)	
2	General Plan Update Surcharge	.5% of Bldg. Valuation for new construction and additions or 10% of zone change and subdivision fee		N/A	N/A	N/A	(PLGENPLN)	Varies
3	Advanced Planning Projects	10% of Development Application Fee	N/A	N/A	N/A	N/A	(PLANAP)	Varies
4	Administrative Fee	10% of Consultant Deposit	N/A	N/A	N/A	N/A	(PLADMIN)	Varies
I	Applications for Work Unlawfully Completed	Double Current Application Fee	N/A	N/A	N/A	N/A	(PLPERMIT)	Varies
J	Consultation	Actual Cost on an hourly basis	N/A	N/A	N/A	N/A	(PLPERMIT)	Varies
K	Outdoor Seating	Actual Cost (\$1,000 deposit)	N/A	N/A	N/A	N/A	(PLPERMIT)	Varies
L	Valet Parking	Actual Cost (\$1,000 deposit)	N/A	N/A	N/A	N/A	(PLPERMIT)	Varies
M	Parklet Program	Actual Cost (\$1,000 deposit)	N/A	N/A	N/A	N/A	(PLPERMIT)	Varies
N	Appeals							
1	Fee to appeal Planning Commission decision to Town Council	\$464 per residential \$1,867 per commercial, multi-family or tentative map	N/A	N/A	N/A	N/A	(PLAPPEAL)	Varies
2	Fee to remand applications from Town Council to Planning Commission	Actual Cost	N/A	N/A	N/A	N/A		Varies
3	Fee to appeal Director of Community Development or Development Review Committee decision to Planning Commission	\$234 per residential \$934 per commercial	N/A	N/A	N/A	N/A	(PLAPPEAL)	Varies
4	Tree Appeals	\$95.00	N/A	N/A	N/A	N/A	BBH 2023 (PLAPPEAL)	\$95.00
5	Appeal Transcription fee of Planning Commission minutes	Actual Cost (\$500 Deposit)	N/A	N/A	N/A	N/A	PCCB 2023 (PLTRANS)	Varies
O	Research Services Minimum Charge	Actual Cost (\$200 Deposit)	N/A	N/A	N/A	N/A	BBH 2023 (PLRSRCH)	Varies

		Application Fee	4% Permit Tracking Fee PLTRACK	10% General Plan Update PLGENPLN	10% Advance Planning Special Project PLANAP	Engineering Dev Review Services Fee ENGDEV	Accela Fee Schedule (PL Finance Code)	Total Fee
P	Zoning Research							
1	Basic zoning letter	\$164.00	N/A	N/A	N/A	N/A	BBH 2023 (PLRSRCH)	\$164.00
2	Legal non-conforming verification	\$688.00	N/A	N/A	N/A	N/A	BBH 2023 (PLRSRCH)	\$688.00
3	Reconstruction of legal non-conforming structures (Burndown Letter)	\$292.00	N/A	N/A	N/A	N/A	BBH 2023 (PLRSRCH)	\$292.00
Q	Annexations							
1	One Lot	\$3,188.00	\$127.52	N/A	N/A	N/A	PLANNEX1 (PANB 2023)	\$3,315.52
2	Two Lots	\$1,594.00	\$63.76	N/A	N/A	N/A	PLANNEX2 (PANB 2023)	\$1,657.76
3	Three Lots	\$1,064.00	\$42.56	N/A	N/A	N/A	PLANNEX3 (PANB 2023)	\$1,106.56
4	Four Lots	\$800.00	\$32.00	N/A	N/A	N/A	PLANNEX4 (PANB 2023)	\$832.00
5	Five Lots or more	\$635.00	\$25.40	N/A	N/A	N/A	PLANNEX5 (PANB 2023)	\$660.40
R	Special Noticing	Actual Cost (\$500 deposit)	N/A	N/A	N/A	N/A	PANB 2023 (PLANNEX)	Varies

* Aside from the fees noted above, no additional Architecture and Site application fees will be assessed for projects that involve an historic structure or site.

** Any changes proposed to model homes, nonresidential, or multiple family buildings, a supplemental fee shall be based on a time and material basis to review the changes.

***The \$5,000 deposit is a deposit only. The specific cost of the Initial Study and any required special studies shall be borne by the applicant. The deposit shall be increased before the Town will authorize work exceeding the amount on deposit.